SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

   Parkland Heights

2. Name of applicant:

   SSHI LLC dba D.R. Horton

3. Address and phone number of applicant and contact person:

   11241 Slater Ave NE, Suite 200
   Kirkland, WA 98033

   Jon Beem
   Project Manager
   jbeem@drhorton.com

4. Date checklist prepared:

   May 24, 2022

5. Agency requesting checklist:

   City of Issaquah

6. Proposed timing or schedule (including phasing, if applicable):

   Anticipated construction timeline, pending approvals and market demand, is as follows: civil construction commencing in Fall of 2024;vertical construction of homes commencing in Fall of 2025; and home construction completed in Fall 2026.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

   Not at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   Geotechnical Report, prepared by Riley Group (06/30/2021)
   Traffic Impact Analysis, prepared by Gibson Traffic Consultants, Inc., (5/22/2022)
   Critical Areas Determination Letter, prepared by Acre Environmental Consultants, LLC (03/13/2021)
   Arborist Report, prepared by Creative Landscape Solutions, (6/2022)
   Drainage Report, prepared by LDC, Inc. (05/24/2022)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

   There are no applications pending government approval.

10. List any government approvals or permits that will be needed for your proposal, if known.

    Preliminary Plat – Level 4 Review
    SEPA Review/Threshold Determination

Civil Plan/Grading Permit
Building Permits
Landscaping Permits
Transportation Concurrency
NPDES Permit
Water and Sewer Construction Permits
Right of Way Use Permit
Final Plat – Level 4 Review

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Parkland Heights Subdivision is a 23 lot standard subdivision. Each of the proposed lots would be developed for a detached-single family home. Civil site improvements will include private roadways, stormwater detention and conveyance facilities, water and sewer facilities served by Sammamish Plateau Water and Sewer District, electric, natural gas, and communication facilities. The project would also construct frontage improvements along Issaquah Pine-Lake Road. Tract 994 will preserve/retain existing significant trees on the project site.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Address: 4929 Issaquah-Pine Lake Road SE, Issaquah, WA 98029
Parcel #: 2224069039

Sec: 22
TWP: 24
RNG: 06

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other The majority of the site gently slopes from north to south; however, slopes in excess of 40% exist along the Issaquah-Pine Lake Road and SE 48th Street frontages due to cuts made during the construction of those roadways.

b. What is the steepest slope on the site (approximate percent slope)?

Slopes in excess of 40% exist along the Issaquah-Pine Lake Road and SE 48th Street frontages due to cuts made during the construction of those roadways **as evidenced by the**

existing roadway easements for cuts/fills in those areas, as well as the Geotechnical Report indicating the slopes are man-made

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

As identified in the Geotechnical Report prepared by Riley Group, the native soils underlying the fill or topsoil consists of loose to medium dense surficial soils comprised of silty sand with some gravel over medium dense to dense decomposed bedrock and very dense sandstone and silty sand with some gravel glacial till.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no indications or history of unstable soils. As identified in the Geotechnical Report prepared by Riley Group, some of the slopes along the site's boundary with Issaquah-Pine Lake Road and SE 48th St have a slope greater than 40 percent; however, The Riley Group has clarified that the slopes along SE 48th Street and Issaquah Pine-Lake Road are manmade and the result of legal grading activities.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The total disturbed area is 231,188 square feet, or 5.30 acres, which includes both onsite and offsite ROW improvements. Earthwork quantities are estimated at 22,000 cubic yards of cut and 20,000 cubic yards of fill. All fill will be sourced from local sources.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

During construction, the potential for increased erosion may be present if erosion control BMPs are not employed. Following construction, erosion potential would be decreased when drainage is controlled and cleared areas are re-vegetated. Site construction will follow the approved erosion control plan and will implement erosion control BMPs as required by the NPDES permit.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The total impervious surface is anticipated to be on the order of 98,880 square feet, or 45.2 percent of the site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Temporary measures to control erosion will include a sedimentation pond, filter fences, and diversion swales. Permanent measures will include landscaping for site stabilization, and stormwater collection from impervious surfaces before runoff reaches slope areas.

2. *Air* [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction activities, there may be increased exhaust and dust particle emissions to the ambient air. After construction, the principal source of pollution would be exhaust from vehicle traffic. This increase in automobiles associated with the project development would contribute CO, NO, and SO2 emissions to the ambient air. All emissions must comply with current regulations governed by the Puget Sound Clean Air Agency (PSCAA).

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no off-site sources of emissions or odor that may affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Should construction activities be undertaken during the dry season, periodic watering could be used to control dust, if deemed necessary. Automobile emissions are anticipated to be negligible.

3. *Water* [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is an existing, man-made pond onsite near the site's northern boundary line. Per the Critical Areas Determination Report prepared by ACRE Environmental Consulting, LLC, the pond was created as a stockpile farm pond that served past agricultural uses on the site. ACRE Environmental Consulting, LLC determined that the pond was created from a non-wetland area and does not meet the definition of a wetland or stream as defined in IMC 18.10.039. Therefore, the pond is not a regulated feature.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The manmade farm pond will be drained and filled with local material. See the grading plan for the project for more information about the proposed activities to fill the pond.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

There will be approximately 1,500 cubic yards of fill placed within the onsite manmade farm pond.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The onsite unregulated farm pond will be drained. This is because it is no longer needed for its intended use to serve the site's past agricultural uses and is not regulated by IMC 18.10.039.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

According to FEMA Flood Map number 53033C0692H, the project site does not lie within the 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

There will be no discharge of waste materials to surface waters.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn from a well for any purposes.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Waste material will not be discharged into the ground. The proposed single-family homes will be connected to the Sammamish Plateau Water and Sewer District's sewer system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff from the proposed project would be generated by stormwater generated by impervious surfaces such as roofs, driveways, sidewalks, and roadways. This stormwater would be collected by the storm drainage system and directed to a stormwater detention vault. Stormwater runoff will be treated for water quality prior to being discharged at the site's historic drainage discharge location at pre-development rates to the existing closed pipe drainage system in Issaquah-Pine Lake Road.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials will enter ground or surface waters. Required BMP's will be implemented that restrict waste materials from entering ground and surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

In the developed condition, the site would continue to drain to its historic discharge location at pre-development discharge rates.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Stormwater runoff will be collected with catch basins and yard drains for conveyance to the underground detention vault. There stormwater will be released at the natural discharge point at pre-development rates. Further, runoff will be treated in a water quality treatment unit downstream of the detention system prior to discharge into the existing stormwater system in Issaquah-Pine Lake Road.

4. *Plants* [help]

a. Check the types of vegetation found on the site:

__X deciduous tree: alder, maple, aspen, other
__X evergreen tree: fir, cedar, pine, other
__X shrubs
__X grass
__X pasture
____ crop or grain
____ Orchards, vineyards or other permanent crops.
___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____ water plants: water lily, eelgrass, milfoil, other
____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

All vegetation within the clearing and grading boundaries will be removed.

c. List threatened and endangered species known to be on or near the site.

There are no known threatened and endangered species known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The proposed development would reduce existing vegetation. Cleared and graded areas would be re-vegetated with some native species and species common to urban areas.

e. List all noxious weeds and invasive species known to be on or near the site.

No noxious weeds or invasive species are known to be on or near the project site.

5. *Animals* [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Squirrels, songbirds, and other urban tolerant wildlife, etc.

b. List any threatened and endangered species known to be on or near the site.

There are no threatened or endangered species on or near the project site.

c. Is the site part of a migration route? If so, explain.

Yes; the Pacific Flyway Migration Route covers all of Western Washington.

d. Proposed measures to preserve or enhance wildlife, if any:

Landscaping and tree retention is being provided in accordance with Issaquah Municipal Code requirements.

e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species on or near the site.

6. *Energy and Natural Resources* [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting, and other household purposes.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the project is not anticipated to affect the potential use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The inclusion of energy conservation measures per the 2018 Washington State energy code as adopted by the City of Issaquah Building Code or as amended prior to building permit submittal.

7. *Environmental Health* [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

There are no environmental health hazards identified on the site that are foreseen as a result of this proposal.

1) Describe any known or possible contamination at the site from present or past uses.

There is no known or possible contamination at the site from present or past uses.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no existing hazardous chemicals/conditions that might affect project development and design.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

There are no toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project with the exception of oil and gas that is utilized for standard construction equipment during site construction.

4) Describe special emergency services that might be required.

No special emergency services would be required by this project.

5) Proposed measures to reduce or control environmental health hazards, if any:

There are no proposed or required measures to reduce or control environmental health hazards.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise from traffic surrounding roadways and activity from the school to the south could have a minimal impact on the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise levels would be intermittently high throughout construction but will be limited to permitted working hours pursuant to the Issaquah Municipal Code. . Once construction is completed, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.

3) Proposed measures to reduce or control noise impacts, if any:

Standard soundproofing materials would be used in the construction of residences. Use of proper muffling devices and limitation of construction to permitted working hours pursuant to the Issaquah Municipal Code would minimize construction-related noise.

8. *Land and Shoreline Use* [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The property is occupied by a single-family home and associated outbuildings, which will be removed. To the north of the site is attached single-family homes, to the east beyond the Issaquah Pine-Lake Road ROW is forested, vacant land, and to the south is a school building with associated infrastructure. To the west are detached single-family homes.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has been used in the past for agricultural purposes.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

There is no working farm or forest land in the vicinity of the site.

c. Describe any structures on the site.

There is one single-family home, one outbuilding, and a tennis court.

d. Will any structures be demolished? If so, what?

All existing structures described above will be demolished.

e. What is the current zoning classification of the site?

The current zoning of the site is Single Family Small Lot (SF-SL).

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation of the site is Low Density Residential.

g. If applicable, what is the current shoreline master program designation of the site?

The project site does not fall under a shoreline master program designation.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Slopes in excess of 40% exist along the Issaquah-Pine Lake Road and SE 48th Street frontages due to cuts made during the construction of those roadways *as evidenced by the existing roadway easements for cuts/fills in those areas, as well as* the Geotechnical Report *indicating the slopes are* man-made

i. Approximately how many people would reside or work in the completed project?

Assuming an average household size of 2.68 people (ACS), there will be approximately, 62 people will live in the completed project.

j. Approximately how many people would the completed project displace?

Approximately 2-3 people will be displaced because of this project.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No measures need to be taken to avoid or reduce displacement impacts.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Compliance with existing zoning and comprehensive plan designations, as well as other City standards will ensure that the proposal is compatible with existing and projected land uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None. Although the site was used for agricultural purposes in the past, it is not classified as agricultural land.

9. *Housing* [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

23 market-rate, detached single-family homes would be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

One single family home will be removed from the site.

c. Proposed measures to reduce or control housing impacts, if any:

Compliance with regulatory codes and standards would reduce the housing impacts of the proposed development. Additionally, the project will provide a net increase of 22 housing units.

10. *Aesthetics* [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Issaquah Municipal Code limits building heights in the area to 30 feet. The future homes will comply with the requirement.

b. What views in the immediate vicinity would be altered or obstructed?

None to our knowledge.

b. Proposed measures to reduce or control aesthetic impacts, if any:

The observance of building setbacks, retention of as much native vegetation as practical during construction, retention of existing significant trees within Tract 994 and provision of ornamental and native landscaping would reduce aesthetic impacts of the project.

11. *Light and Glare* [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal would produce light from automobile headlights, street lighting, and building lighting, primarily at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not to our knowledge.

c. What existing off-site sources of light or glare may affect your proposal?

Surrounding residences and traffic.

d. Proposed measures to reduce or control light and glare impacts, if any:

None proposed.

12. *Recreation* [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

The sports fields associated with the Pacific Cascade Middle School are about 0.8 miles from the project site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The project would remove a tennis court that is currently on the site. The court is private and only used by the residents onsite.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project proposes approximately 39,640 square feet of open space. Recreation opportunities are provided in Tract 995 and passive open space is provided in Tract 994.

13. *Historic and cultural preservation* [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

According to Assessor's data, the existing detached single-family house and carport are older than 45 years old. Neither of these structures have any historical value.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known First Nation or historic uses of this project site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Site walks and consultation of GIS data were carried out, with no cultural or historic evidence found on the site.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Construction would be temporarily halted should evidence of historic, archeological, scientific, or cultural importance be discovered.

14. *Transportation* [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The proposed project is accessed from:
Local street: 236th Ave SE
Arterial street: Issaquah-Pine Lake Road SE
Highway: Interstate-90

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

It is roughly 0.5 miles to the transit stop on the corner of E Sunset Way and 1st Ave NE.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Issaquah Municipal Code 18.09.050 requires the proposed project to have at least two (2) parking stalls for each single-family lot. This project proposes four spaces per unit (including 2 stalls per garage) for a total of 96 new parking stalls in driveways/garages.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Yes, the project proposes frontage along Issaquah-Pine Lake Road. No frontage improvements are proposed along SE 48th St and only the private road connection points to 236th Ave SE into the site are proposed. Existing frontage street trees, curbline, and sidewalk along 236th Ave SE are to remain. The project will also include the construction of an internal private road, which ends in a cul de sac. The private road will have a 45-foot right-of-way with a 22-foot drive surface. On each side of the drive surface there will be a 5-foot sidewalk and 5-foot planter strip.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No, the proposed project will not be using, or located within the immediate vicinity of, water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

According to the Traffic Impact Analysis (TIA) completed by Gibson Traffic Consultants, the proposal is expected to generate 207 new average daily trips, with 15 new AM peak-hour trips and 21 new PM peak-hour trips. These figures were generated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021).

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, the proposed project will not interfere with, affect, or be affected by the movement of agricultural and forest products on the surrounding streets.

h. Proposed measures to reduce or control transportation impacts, if any:

Payment of mitigation fees for traffic impacts will be made in accordance with City of Issaquah requirements.

15. *Public Services* [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The project will have very minimal impact on public services. Such services as needed for the site are already in place.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None are currently proposed.

16. *Utilities* [help]

a. Circle utilities currently available at the site:

The site is expected to use electricity, natural gas, water, trash, telephone, and sanitary sewer services.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water & Sewer: Sammamish Plateau Water and Sewer District
Power & Gas: Puget Sound Energy
Telephone & Cable: Comcast

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____
Name of signee Tom Abbott
Position and Agency/Organization Project Manager, LDC, Inc
Date Submitted: 6/20/2022